



**Mayor
Charles C. Kokoros**

Department of Planning and Community Development

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PLANNING BOARD

Erin V. Joyce, Chair
Kimberly Kroha, Vice Chair
Darryl K. Mikami, Clerk
William J. Grove, Member
Thomas M. Kent, Member
Jennifer Connolly, Alternate

Approved May 9, 2023

Braintree Planning Board – Tuesday, March 14, 2023, at 7:00 PM – Cahill Auditorium

Present:

Ms. Erin Joyce, Chair	Melissa SantucciRozzi, Director
Ms. Kim Kroha, Vice Chair	
Mr. Darryl Mikami, Clerk	
Mr. William J. Grove, Member	
Mr. Thomas Kent, Member	
Ms. Jennifer Connolly, Alternate	

Chairwoman Erin Joyce calls the meeting to order at 7:00 PM In Cahill Auditorium and then states that we have a full Board present this evening with five (5) full members (Chairwoman Joyce, Member Kroha, Member Mikami, Member Grove, Member Kent) and one (1) alternate member (Jennifer Connolly) in attendance. The Chairwoman explains that we have a light schedule this evening, and the first Public Hearing is not scheduled until 7:15 PM; therefore, we will address Old/New Business Section first.

OLD/NEW BUSINESS – Planning Board Recommendation: TCO 23-013

Petition for Discontinuance of King Hill Road – Applicant: Tri-Town Board of Directors

7:01 PM – Five Planning Board Members and one (1) Alternate Member are participating.

Chairperson Joyce asks Director SantucciRozzi to provide an overview of this item, and then we will open it up to the Board for comments.

Director Melissa SantucciRozzi mentions that this Board will recall we did a Site Plan Review application for the new Water Treatment Plant over the summer. It will be the same site where the existing one is – just a little further away from the water at the end of King Hill Road on the property that goes all the way out to West Street. Crystal Huff, Assistant Solicitor, and the Director spent quite a bit of time looking at different plans, determining that the layout of King Hill Road bisects the site. If you drive up King Hill Road, you drive past houses and Sons of Italy on the right. Then there are access roads that drive into the site of the water treatment plant, but those are not actually located in the layout of King Hill Road. There was a plan (Exhibit 1) in your packet on the easterly side that shows the terminus of the public portion, and then the private shaded portion is shown. That continues northwest up to the solid line at the top of the page that denotes the end of the section we are going to be looking to discontinue. Shown under Exhibit 2 is the “Meets and Bounds” or the legal description for the portion we seek to discontinue. Just for reference, we have also included the approved Site Plan where you can very clearly see the location of the access way, and then you can see the layout of King Hill Road going right through the property. That is the portion that the Town is looking to discontinue. There is no effect on the residential portion of King Hill Road. There will be a series of a variety of access ways through the Water Treatment Plant that are considered internal drives.

The Director has reviewed this to determine that there is adequate frontage and setbacks. There were some minor adjustments that were needed given the lot line configurations and the parcels that will be combined and won't be combined as part of the new Water Treatment Plant. We picked up one additional setback variance that was required for that, and they have already gone back to the Zoning Board of Appeals to seek that relief, which was granted. The Director has nothing further and can answer any questions.

Discussion is opened to the Board for any questions or comments.

Member Mikami has no questions.

Member Kroha has no questions or comments.

Member Kent has no questions.

Member Grove has no questions.

Member Connolly has no questions.

Chairwoman Joyce does not have any questions or comments. She thinks this is very orderly and a "good catch" by all those working on this project. The Chairwoman concludes that we need a recommendation to Town Council on Town Council Order 23-013 for a vote on what sounds like a favorable recommendation for this discontinuance of King Hill Road.

Member Kroha **MOTIONS** to make a favorable recommendation on TCO 23-013 Petition for Discontinuance of King Hill Road; seconded by Member Grove; voted 5:0:0.

**OLD/NEW BUSINESS – Request for As-Built Approval on Major Modification to PB File #18-16
201 and 600 Grove Street – Applicant: Marr Scaffolding Company
7:09 PM – Five Planning Board Members and one (1) Alternate Member are participating.**

Chairwoman Joyce believes this item is going to be tabled this evening, but she asks if Director SantucciRozzi wants to add anything to that or if there is anything we should be aware of. The Director advises that she and Connor Murphy (Assistant Director) have conducted a site visit, and they have some items they would like to be addressed and discussed with the property owner. Once those items have been satisfied, we will bring this matter forward for As-Built approval. No motion is necessary, and the Director will add this to next month's agenda (April 11, 2023) if it is ready.

**OLD/NEW BUSINESS – Term Limits Discussion
7:10 PM – Five Planning Board Members and one (1) Alternate Member are participating.**

Chairwoman Joyce explains this has been on our agenda for the past couple of months, and she advises that the mayor's office has been working a memo to us. The Chairwoman will ask Director SantucciRozzi for an update on that for the record. The Director reminds us that we did have an update over the past two meetings with our former Chief of Staff, Nicole Taub. Now, Crystal Huff is working on this in the Legal Department, and she has not had a chance to complete that memo. As soon as Attorney Huff completes it, the Director expressed the concerns of the Board that this is something that has been coming up at monthly meetings.

They don't express any concerns about the Board, the legality of the Board, or the decisions the Board is making.

But still, we would like to have that memo and have that issue put to rest. The Director advises that this matter will be put back on the agenda for the April 11, 2023 meeting.

OLD/NEW BUSINESS – Planning Board Meeting Start Time
7:11 PM – Five Planning Board Members and one (1) Alternate Member are participating.

Chairwoman Joyce advises that the next item is Planning Board Meeting start time, and states there was a request by the department to adjust our start time from 7:00 PM to possibly 6:00 PM. The Director mentions that our meetings do go pretty late, and she is concerned about people getting home. Staff work until 7:00PM on Tuesday nights. Director SantucciRozzi would default to the Board. She mentions that Member Connolly responded that 6:30 PM did work for her. The Director states we do have some times during the year where we have longer agendas, and sometimes it gets a little late. Chairwoman Joyce opens this up for general discussion by the Board.

Member Mikami agrees that starting at 6:30 PM would be fine.

Member Kroha states that 7:00 PM works great for her with her work and personal schedule, but she is not overly opposed if most people want a 6:30 PM start. She could certainly see starting the April meeting early, as we are expected to go long. Her preference would be to have the default be 7:00 PM and have varying start times depending on length of agenda, but she is flexible.

The Director explains that it matters because we have to advertise. We could also do it as a trial.

Member Kent is fine with status quo or 6:30 PM or 6:00 PM.

Member Grove is opposed to changing the time at all because it artificially discriminates against people that work outside of the community and their ability to get here. Member Grove states we are providing this service for them. If staff needs to get home earlier, he suggests multiple meetings per month.

Member Connolly states she can be flexible to 6:30 PM, but she does prefer 7:00 PM.

Chairwoman Joyce comments that, with small children at home and trying to close-up the business, 7:00 PM is a little better. When we had meetings over Zoom it was easier to start earlier.

The Director states it is not really related to the staff's situation; she sometimes looks out to people in the audience. She confirms that the meeting start will remain at 7:00 PM. Maybe if we are concerned with something, we could ask the members ahead of time. The Director advises that we will use our judgement, and if we think it is worth starting early, staff will reach out to the membership.

CONTINUED PUBLIC HEARING: 125 Union Street –
Site Plan Review and Special Permit (PB File #23-01)
JBM Braintree LLC/Torrington Properties, Applicant
7:16 PM – Five Planning Board Members and one (1) Alternate Member are participating.

Chairperson Joyce advises that this project is what a lot of community members are calling the Chick-Fil-A project. This matter is being continued without testimony to the April 11, 2023, meeting of the Planning Board, as we are still awaiting updated information from the Applicant.

Chairperson Joyce asks for a motion to continue the hearing to our April 11, 2023, Meeting at 7:15 PM.

Member Kent **MOTIONS** to continue this hearing to the April 11, 2023, Meeting of the Planning Board at 7:15 PM; seconded by Member Grove; voted 5:0:0.

CONTINUED PUBLIC HEARING: 8-10 and 40 Arnold Street (PB File #20-02)

**Major Modification to Special Permit and Site Plan Review Decision and Use Special Permit
TLC Supply Inc., Applicant**

7:17 PM – Five Planning Board Members and one (1) Alternate Member are participating.

Erin Joyce is recusing herself; Member Kroha will be acting as Chair and Member Connolly will be voting on this application.

Chairperson Joyce advises that this matter is also requested to be continued without testimony to the April 11, 2023 meeting of the Planning Board. The Chairwoman is technically recusing herself on this matter, and therefore, she will not vote on the continuance so all members will need to vote on this. She asks for a motion to continue the hearing to April 11.

Member Kent **MOTIONS** to continue this hearing to the April 11, 2023, Meeting of the Planning Board at 7:15 PM; seconded by Member Grove; voted 5:0:0. (Chairperson Joyce abstained herself on this vote; therefore, Alternate Member Connolly voted.)

Master Plan Update:

Chairperson Joyce draws attention to the Master Plan update at the bottom of the agenda, and she provides an update. The Master Plan Steering Committee met yesterday (March 13, 2023), and there is a lot of good work coming up with a lot of community engagement opportunities as we look to move forward into our implementation phase. It is essentially taking what we learned about the community in the Existing Conditions Phase, what we dreamed about for the community in the Proposed Conditions Phase, and how we get to what we want it to be in the Implementation Phase. What we have at the bottom of the agenda are some upcoming meetings. The Technical Committee Meetings on April 10 and April 13 are broken into five sessions (three on April 10 with two from 4:30 to 6:30 and one from 7:00 to 9:00 and two on April 13 with one from 4:30 to 6:30 and one from 7:00 to 9:00). These Technical Working Sessions are going to be comprised of a small group of residents and a smaller group of Master Plan Steering Committee Members. They will be little “think tank” sessions where the public can come and listen, but ultimately the technical group people will be doing a lot of the heavy lifting. There are different themes for each of the Working Sessions.

The Director states that these sessions will not be televised, and because these are not actual meetings of the Master Plan Steering Committee with participation of a quorum. There will be notes from the consultants and someone attending the session, but there will not be actual minutes. The Director is in the process of finalizing the lists, and she will be sending them out in the next couple of days. Folks will receive an email, with a chart denoting the group. They will ask to confirm that they can fulfill that technical committee. If not, staff will try to find some additional participants.

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Chairperson Joyce suggests people check that out coming up in the next month or two. She also references the link to the website on the bottom of the agenda, and notes that a lot of meeting materials, meeting minutes, agendas, and links to recordings are kept on the website.

Director SantucciRozzi notes that the Working Sessions were previously scheduled for dates in March but have been shifted to April. The schedule is being updated on both the Master Plan website and the Town website, but people can call or email her with any questions.

Member Grove **MOTIONS to adjourn** the meeting; seconded by Member Kent; voted 5:0:0.

The meeting adjourned at 7:25 PM.

Respectfully submitted,
Louise Quinlan
Planning/Community Development